Karen Johnson Davidson County
Batch# 841359 DEEDQC
04/18/2022 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220418-0044397

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 5th day of April 2022

Notary Public

My Commission expires 2-23-25

NAME AND ADDRESS OF PROPERTY OWNER:
Michael Anton Ferrera
1228 Berwick Trl
Madison TN 37115-5434

SEND TAX BILLS TO:
Michael Anton Ferrera
1228 Berwick Trl
Madison TN 37115-5434

MAP AND PARCEL NUMBER: 052 16 0 071.00

QUITCLAIM DEED

22NT00346

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

5am Equity LLC, a Limited Liability Company

By these presents do remise, release and **QUITCLAIM** unto

Michael Anton Ferrera, unmarried person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 57 on the Plan of Marlin Meadows, Section No. 4, as of record in Book 2133, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property as conveyed to 5am Equity LLC, a Limited Liability Company by Warranty Deed from Terry M. Seals, unmarried dated 06/30/2021 recorded 07/08/2021 in Book NA, Page NA, as Document Number 20210708-0092022, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1228 Berwick Trl, Madison, TN 37115-5434

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of April, 2022.

5am Equity, LLC

_____

By: Michael Ferrera
Its: Managing Member

State of TN }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Michael Ferrera,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Managing Member** of **5am Equity LLC** and that they, as such **Managing Member**, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 5th day of April, 2022.

_____

Notary Public
My Commission expires: 2/23/28

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness our hands this 5th day of April, 2022

Michael Anton Ferrera

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Anton Ferrera** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of April, 2022

Notary Public

My Commission expires: 2/23/25.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202204180044397

Tennessee Certification of Electronic Document

I, Cortney Jacks do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-5-22 (date of document).

Affiant ~~Signature~~

4-11-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of April, 2022.

(SEAL)



Anna Bates
Notary's Signature
My Commission Expires: